



**29-31 Kirkgate  
Bradford, BD1 1QB**



**TO LET**

**Central First Floor Office Accommodation  
Extending to Approximately 129.88 sqm (1,398 sqft)  
With 4 On-Site Car Parking Spaces Occupying Central Location in Bradford City Centre,  
Close to Broadway Shopping Centre and Kirkgate Shopping Centres**

**RENT: £7,850 Per Annum – Plus VAT (If Appropriate)**

# 29-31 Kirkgate, Bradford, BD1 1QB

## LOCATION

The property is situated in a central position, occupying the first floor over Griller (Restaurant) and, immediately adjacent to the substantial Barclays Bank in the Centre of the City. The property has access from Kirkgate and is close to The Broadway Shopping Centre in a popular thoroughfare linking Broadway through to The Kirkgate Centre nearby on Darley Street. Other major occupiers in the immediate vicinity include Santander, Age UK, Ladbrokes and The Midland Hotel. There are many local retailers situated nearby.

Whilst the property has 4 car parking spaces in the rear car parking area, substantial car parking is also available nearby in The Broadway Shopping Centre and The Kirkgate Shopping Centre.

## DESCRIPTION

The property comprises a first floor predominantly open plan office suite, situated in a 3 storey block, over Griller Restaurant, fronting onto Kirkgate. The suite, which provides a large predominantly open plan general office, also has the benefit of a small waiting area, 2 private interview rooms and a staff/canteen area. Toilets are shared within the common areas of the building. The property is secure benefitting from an internal roller shutter from the common areas and also includes air conditioning, recessed fluorescent lighting and skirting trunking.

## ACCOMMODATION

The property comprises a first floor office suite of 129.88 square metres (1,398 square feet). Toilets are shared within the common areas at first and second floor levels. The current lease incorporates 4 car parking spaces within the rear car parking area.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Offices & Premises  
Rateable Value: £8,500

The Uniform Business Rate for 2020/2021 is 50.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LEASE

The property is held under the terms of a lease expiring on 10 July 2024, at a passing rental of £7,850 per annum. The tenant is responsible for repairs to the interior of the property and a service charge to cover the cost of insurance, external repairs, repairs to common areas and maintenance etc. The service charge is capped at £2,500 per annum (plus VAT).

An assignment of the passing lease is offered at no premium.

## LEGAL COSTS

The incoming tenant to be responsible for all legal costs incurred in the transaction.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 84

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

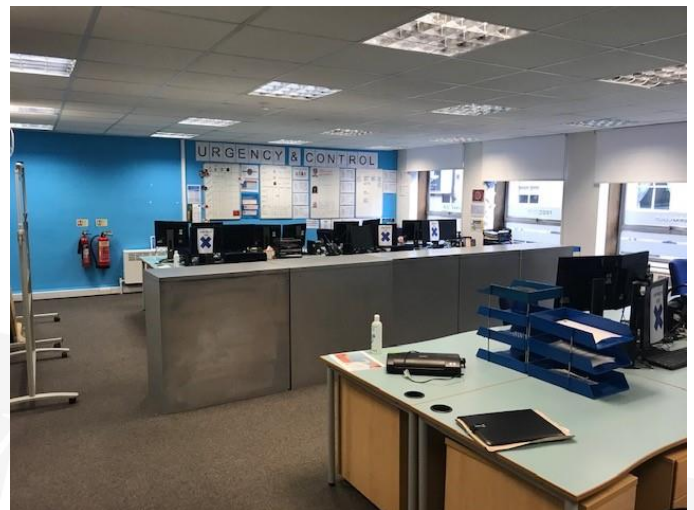
Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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